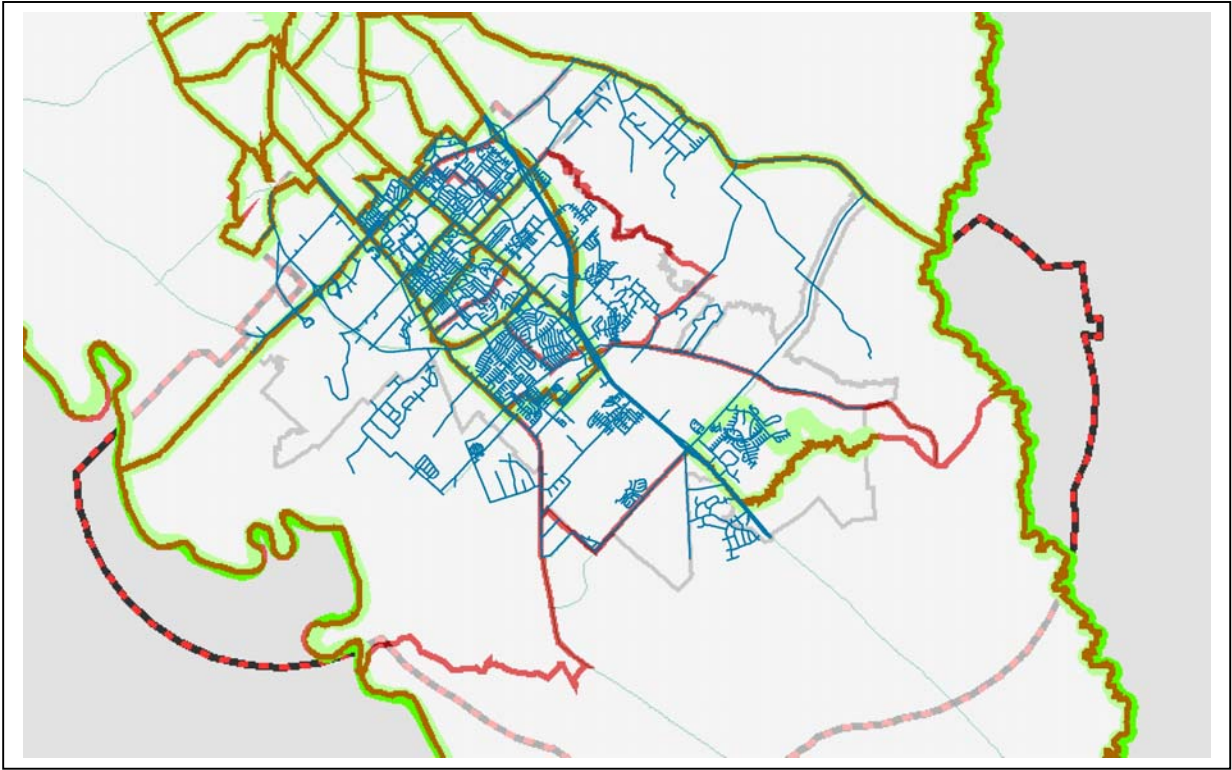
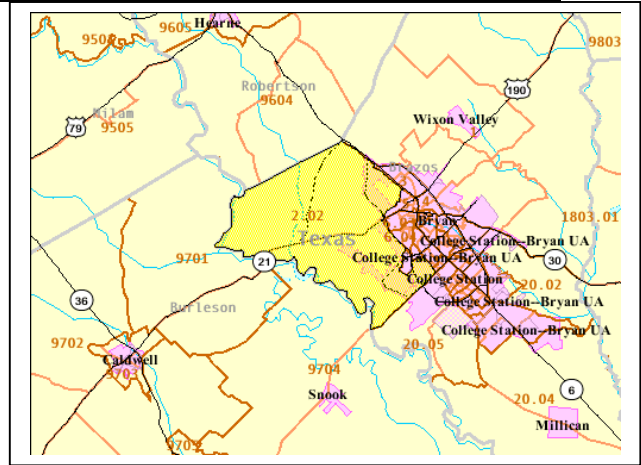

College Station Census Tract Profiles



Tract 2.02 Profile

This tract, located in northwestern corner of Brazos County, includes only a small portion of the incorporated area of College Station.

Significant portions of this largely rural census tract are within the City of Bryan. It is bounded by the county line on the northern and western edges, FM 60 on the south with various borders to the east. In College Station, Wellborn Road (FM 2154) represents the eastern boundary of the tract. Most of this area in College Station is owned by Texas A&M University. None of the university owned land here is utilized for housing.



Highlights:

- Major thoroughfares include Raymond Stotzer Parkway (FM 60), Harvey Mitchell Parkway (FM 2818), SH 21, SH 47 and Old San Antonio Road (OSR).
- Texas A&M's Riverside Campus is located at the southeast corner of SH 21 and SH 47.

Demographic Characteristics

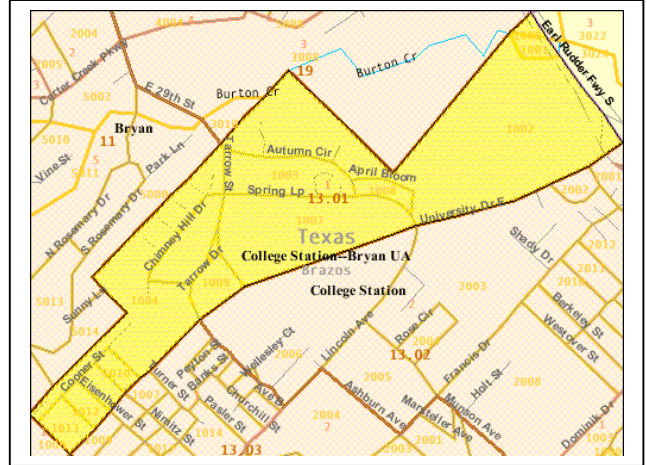
Out of this tract, only about 100 persons reside in College Station. Much of the area is tied to TAMU.

Development Profile & Study Area Considerations

Only a small portion of the City's limits and ETJ encroach this Census Tract. Although there is substantial development potential to be found. SH 47 and FM 2818 provide direct connections between FM 60 and SH 21. The Traditions Golf and Country Club is being developed through a partnership with Texas A&M and the City of Bryan in conjunction with a residential development called University Ranch. Regional mobility will be greatly enhanced as plans for the construction of SH 40 are implemented connecting SH 6 to FM 2154 to form a western bypass.

Subject	Tract 2.02	College Station
Population (2000)	4,812	67,890
Percent of Total	N/A	100%
Gender		
Male	57.2%	51.1%
Female	42.8%	48.9%
Age		
Under 5 years	6.5%	4.5%
5 to 9 years	6.5%	3.9%
10 to 14 years	7.3%	3.7%
15 to 19 years	18.3%	17.9%
20 to 24 years	9.0%	35.6%
25 to 34 years	13.2%	13.0%
35 to 44 years	13.9%	8.3%
45 to 54 years	11.2%	6.0%
55 to 59 years	3.7%	2.1%
60 to 64 years	3.1%	1.4%
65 to 74 years	4.4%	1.9%
75 to 84 years	2.0%	1.2%
85 years and over	0.9%	0.4%
Median Age	26.8	21.9
Race		
One race	98.30%	98.10%
White	70.20%	80.50%
Black	16.00%	5.40%
American Indian	0.30%	0.30%
Asian	0.30%	7.30%
Islander	0.10%	0.10%
Some other race	11.30%	4.50%
Two or more races	1.70%	1.90%
Hispanic/Latino and Race		
Total Population	4,812	67,890
Hispanic or Latino (of any race)	24.6%	10.0%
Not Hispanic or Latino	75.4%	90.0%
White alone	58.3%	75.7%
Housing		
Total Housing units	1,708	26,054
Occupied housing units	89.40%	94.80%
Owner occupied	78.80%	30.60%
Renter occupied	21.20%	69.40%
Vacant housing units	10.60%	5.20%
Source: U.S. Census Bureau		

This Census tract is the result of a three-way split of Tract 13 since the 1990 Census. Situated between the south extent of the city of Bryan and University Drive East, the area comprises one of the most significant gateways into the community. Its residential composition is dominated housing primarily for college students along Spring Loop and Autumn Circle. Although less student oriented, other residential areas include Chimney Hill and older development near Texas Avenue.



- 1,742 Population (2000); the estimated 2001 population is 1,747 which represents no appreciable change
- Focal points in this area include the headquarters of the Texas A&M University System (TAMUS) and the Hilton Hotel & Conference Center.
- This corridor is also the location of numerous limited service hotels, restaurants as well as the Chamber of Commerce and Convention & Visitors Bureau.

Over half the population in this area is of traditional college age, presumably attending TAMU or Blinn.

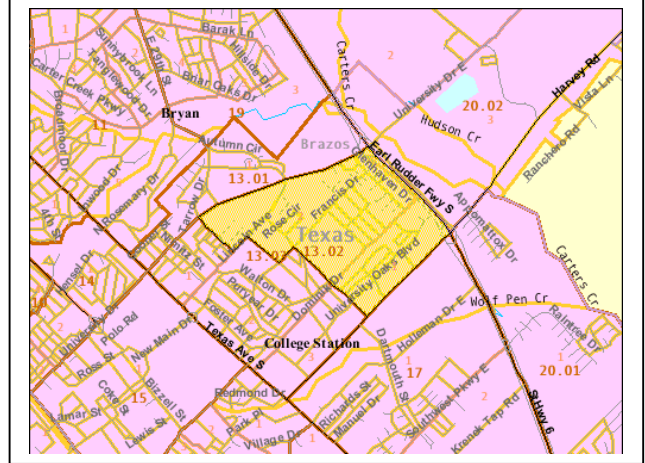
- TxDOT has recently completed the widening of University Drive to a six-lane corridor with an enhanced median ensuring its status as an important gateway into the community.
- The University Drive Corridor Study, completed in 1990, has guided development in this area.
- Regional retail development emerging at the northwest corner of University Drive and SH 6 will anchor the corridor and provide a mix of housing opportunities

Upon completion of the regional retail development mentioned above, the land within this tract will be largely built out. That is, few opportunities for new development are available.

Subject	Tract 13.01	College Station
Population (2000)	1,742	67,890
Percent of Total	2.6%	100%
Gender		
Male	48.6%	51.1%
Female	51.4%	48.9%
Age		
Under 5 years	3.3%	4.5%
5 to 9 years	2.9%	3.9%
10 to 14 years	1.3%	3.7%
15 to 19 years	11.5%	17.9%
20 to 24 years	54.2%	35.6%
25 to 34 years	15.0%	13.0%
35 to 44 years	4.4%	8.3%
45 to 54 years	2.5%	6.0%
55 to 59 years	1.9%	2.1%
60 to 64 years	1.0%	1.4%
65 to 74 years	1.2%	1.9%
75 to 84 years	0.9%	1.2%
85 years and over	0.1%	0.4%
Median Age	22.1	21.9
Race		
One race	98.50%	98.10%
White	81.00%	80.50%
Black	4.20%	5.40%
American Indian	0.30%	0.30%
Asian	5.50%	7.30%
Islander	0.30%	0.10%
Some other race	7.10%	4.50%
Two or more races	1.50%	1.90%
Hispanic/Latino and Race		
Total Population	1,742	67,890
Hispanic or Latino (of any race)	13.4%	10.0%
Not Hispanic or Latino	86.6%	90.0%
White alone	75.5%	75.7%
Housing		
Total Housing units	873	26,054
Occupied housing units	95.30%	94.80%
Owner occupied	9.50%	30.60%
Renter occupied	90.50%	69.40%
Vacant housing units	4.70%	5.20%
Source: U.S. Census Bureau		

This Census tract resulted from a three-way split of the 1990 Census Tract 13. The population here represents nearly 6% of the City's total.

- 4,012 Population (2000); the estimated 2001 population is 4,065, an increase of approximately 1.32 percent
- Major roads include SH 6, University Drive East, Harvey Road and to a lesser extent, Munson Avenue.
- Major activity/employment centers include the Scott & White Clinic
- The area is generally bounded by University Drive East, Munson Avenue, Harvey Road and the Earl Rudder Freeway (SH 6).



Despite the suburban appearance, the area is highly influenced by its proximity to the university. Many of the rented dwelling units, which account for nearly three quarters of the total stock, are likely apartments situated between Harvey Road and University Oaks Boulevard. Overall, the age distribution of the population in this area resembles that of the City.

- For the most part, this part of the community is built out. That is, there are few opportunities to develop raw land.
- Infill opportunities have been utilized to develop the University Preserve residential development on Munson.
- University Drive East has been improved to six lanes with an improved median

Although the City has expanded its boundaries beyond the Earl Rudder Freeway, the SH 30 and FM 60 corridors are still considered valuable gateways into the community. This has been particularly recognized along FM 60/University Drive with the Gateway Study and the implementation of an overlay district to promote good aesthetics and development organization.

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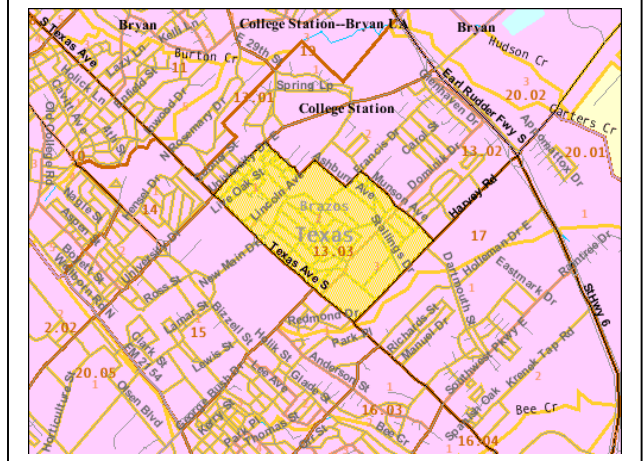
Subject	Tract 13.02	College Station
Population (2000)	4,012	67,890
Percent of Total	5.9%	100%
Gender		
Male	52.1%	51.1%
Female	47.9%	48.9%
Age		
Under 5 years	3.7%	4.5%
5 to 9 years	3.2%	3.9%
10 to 14 years	3.0%	3.7%
15 to 19 years	10.3%	17.9%
20 to 24 years	39.8%	35.6%
25 to 34 years	14.6%	13.0%
35 to 44 years	7.8%	8.3%
45 to 54 years	7.3%	6.0%
55 to 59 years	2.8%	2.1%
60 to 64 years	2.3%	1.4%
65 to 74 years	2.8%	1.9%
75 to 84 years	2.1%	1.2%
85 years and over	0.1%	0.4%
Median Age	22.9	21.9
Race		
One race	97.80%	98.10%
White	82.90%	80.50%
Black	3.60%	5.40%
American Indian	0.40%	0.30%
Asian	7.40%	7.30%
Islander	0.00%	0.10%
Some other race	3.60%	4.50%
Two or more races	2.20%	1.90%
Hispanic/Latino and Race		
Total Population	4,012	67,890
Hispanic or Latino (of any race)	10.3%	10.0%
Not Hispanic or Latino	89.7%	90.0%
White alone	77.1%	75.7%
Housing		
Total Housing units	1,917	26,054
Occupied housing units	96.40%	94.80%
Owner occupied	28.90%	30.60%
Renter occupied	71.10%	69.40%
Vacant housing units	3.60%	5.20%
Source: U.S. Census Bureau		

Tract 13.03 Profile

This area, immediately east of the Main Campus, includes one of College Station's oldest neighborhoods, College Hills.

Highlights

- Major activity/employment centers include the College Station City Hall and College Hills Elementary School
- Thomas Park is a major neighborhood focal point.
- The area is generally bounded by University Drive, Texas Avenue, Harvey Road and Munson Avenue.



Demographic Characteristics

- Nearly half of the population in this area is between the ages of 20 and 24
-

Development Profile

- Areas located primarily along Texas Avenue are targeted for redevelopment over time, based on various conditions
- Like the residential areas to the east, this predominantly single-family residential area is generally renter occupancy.
- The reconfiguration of George Bush East through this neighborhood will significantly enhance mobility and the design of safer intersection alignments will aid in better pedestrian and bicycle movement.

Study Area Considerations

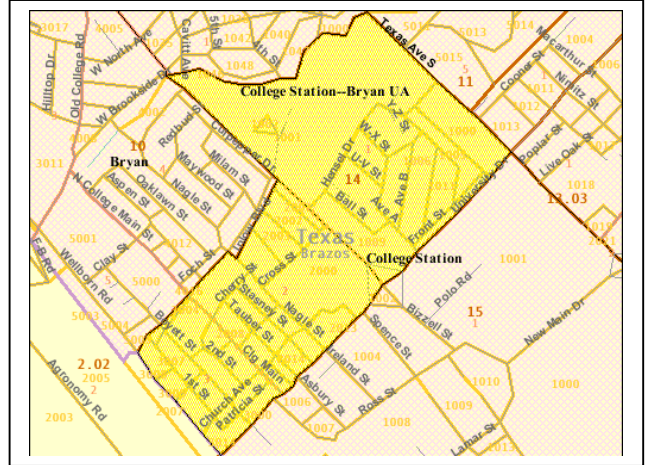
Located prominently across from the main campus, areas recommended for redevelopment should carefully consider all aspects of the comprehensive plan's goals, objectives and development policies to ensure full advantage of the proximity to campus is taken.

On the other hand, the area's proximity to campus also presents challenges concerning student housing which was a focal point of the Eastgate Neighborhood Plan. This small area plan is supplemental to the City's comprehensive plan and more specifically addresses neighborhood concerns and issues.

Subject	Tract 13.03	College Station
Population (2000)	4,590	67,890
Percent of Total	6.8%	100%
Gender		
Male	51.6%	51.1%
Female	48.4%	48.9%
Age		
Under 5 years	3.3%	4.5%
5 to 9 years	3.0%	3.9%
10 to 14 years	2.4%	3.7%
15 to 19 years	11.6%	17.9%
20 to 24 years	48.1%	35.6%
25 to 34 years	15.2%	13.0%
35 to 44 years	6.1%	8.3%
45 to 54 years	4.5%	6.0%
55 to 59 years	1.5%	2.1%
60 to 64 years	0.8%	1.4%
65 to 74 years	1.5%	1.9%
75 to 84 years	1.7%	1.2%
85 years and over	0.4%	0.4%
Median Age	22.3	21.9
Race		
One race	97.50%	98.10%
White	80.10%	80.50%
Black	5.80%	5.40%
American Indian	0.30%	0.30%
Asian	4.30%	7.30%
Islander	0.10%	0.10%
Some other race	6.90%	4.50%
Two or more races	2.50%	1.90%
Hispanic/Latino and Race		
Total Population	4,590	67,890
Hispanic or Latino (of any race)	13.9%	10.0%
Not Hispanic or Latino	86.1%	90.0%
White alone	74.2%	75.7%
Housing		
Total Housing units	2,203	26,054
Occupied housing units	93.80%	94.80%
Owner occupied	18.10%	30.60%
Renter occupied	81.90%	69.40%
Vacant housing units	6.20%	5.20%
Source: U.S. Census Bureau		

Tract 14 Profile

Comprised of three Census Block Groups, this area is nestled north of the TAMU campus and south of the Bryan city limits. The area is generally referred to as Northgate and developed to fulfill the off-campus needs of the then emerging A&M College of Texas. Married student and other housing facilities owned by the University are east of South College Avenue. West of this corridor the traditional Northgate area resembles the historic urban core of College Station, with a mix of uses that continue to be strongly oriented to the needs of the university community.



Highlights

- Major Roads include Texas Avenue (SH 6 Business), University Drive (FM 60), Wellborn Road (FM 2154) and South College (SH 308)
- The Northgate Redevelopment Plan provides specific guidance for much of this area
- Focus area of the “Northgate Revitalization Study”
 - Population has declined 13 percent since 1990
 - Total households have decreased by 3 percent
 - Total housing units are down by about 6 percent
 - The number of vacant housing units has been cut in half from 99 in 1990.

Demographic Characteristics

- One of the most densely populated areas in College Station
- Highly student oriented and nearly 70 percent of the population is between ages 20 and 34
- The population in 2000 was 3459 and 48 percent Asian; the only tract where white did not comprise the majority of the racial population
- Approximately 98.7 percent of the occupied housing units are renter occupied

Development Profile

Undergoing significant redevelopment in the historic core Northgate area Commercial uses in the area are highly oriented to serve the student population

- Retail center at the northwest corner of University Drive and South College Avenue is a potential redevelopment site since Alberston’s vacated
- Northgate Promenade has been constructed on a closed section of Church Street
- The Northgate Parking Garage was constructed by the City of College Station
- The Traditions dormitory development (437 rooms) is the first of several new/anticipated multi-family developments in Northgate

Study Area Considerations

Some consider Northgate to be downtown College Station, while others will say it is TAMU. They both share University Drive and effectively serve one of the City’s most significant demographics, the students. City Hall, originally located on Church Street, relocated to better serve citizens. Recent and pending revisions to the zoning ordinance should encourage additional development that mimics traditional neighborhood design with multi-story, mixed use buildings.

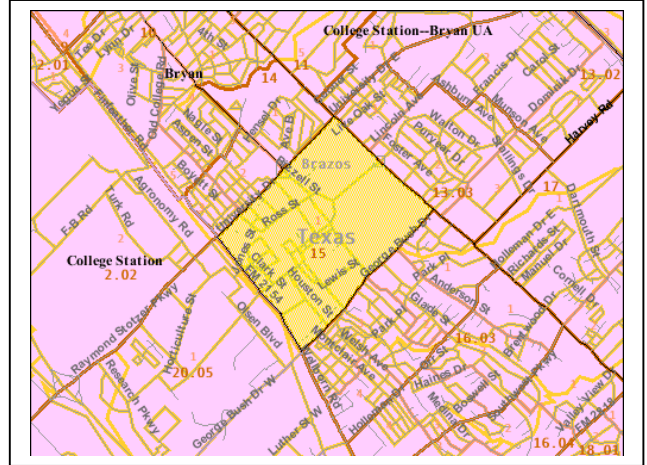
Subject	Tract 14	College Station
Population (2000)	3,459	67,890
Percent of Total	5.1%	100%
Gender		
Male	62.4%	51.1%
Female	37.6%	48.9%
Age		
Under 5 years	7.3%	4.5%
5 to 9 years	3.2%	3.9%
10 to 14 years	1.3%	3.7%
15 to 19 years	8.9%	17.9%
20 to 24 years	30.4%	35.6%
25 to 34 years	38.4%	13.0%
35 to 44 years	7.8%	8.3%
45 to 54 years	1.2%	6.0%
55 to 59 years	0.5%	2.1%
60 to 64 years	0.3%	1.4%
65 to 74 years	0.2%	1.9%
75 to 84 years	0.1%	1.2%
85 years and over	0.2%	0.4%
Median Age	24.8	21.9
Race		
One race	97.40%	98.10%
White	42.50%	80.50%
Black	3.10%	5.40%
American Indian	0.30%	0.30%
Asian	47.70%	7.30%
Islander	0.10%	0.10%
Some other race	3.60%	4.50%
Two or more races	2.60%	1.90%
Hispanic/Latino and Race		
Total Population	3,459	67,890
Hispanic or Latino (of any race)	8.6%	10.0%
Not Hispanic or Latino	91.4%	90.0%
White alone	37.8%	75.7%
Housing		
Total Housing units	1,621	26,054
Occupied housing units	97.50%	94.80%
Owner occupied	1.30%	30.60%
Renter occupied	98.70%	69.40%
Vacant housing units	2.50%	5.20%
Source: U.S. Census Bureau		

Tract 15 Profile

Census Tract 15 is the Texas A&M University Main Campus. All of the dormitories owned by the University are located here. Campus housing has evolved from tent cities in the early days to modern dormitories. No new dormitories have been constructed since 198#.

Highlights

- TAMU's main campus is bounded by Texas Avenue, George Bush Drive, Wellborn Road, and University Drive.
- Union Pacific Railroad runs along the western edge (Wellborn Road) and was the subject of the recently completed "Local Rail Economic and Feasibility Study"



Demographic Characteristics

- Population decreased by approximately 5.5 percent since 1990
- The ratio of males to females has decreased
- Asian population increased by nearly 52% since 1990
- Black population has decreased by nearly 60% since 1990
- Population of this tract represents the highest percentage and highest density of the City of College Station

Development Profile & Study Area Considerations

- A comprehensive campus master plan updating process is underway
- Davis-Gary Hall is proposed to be converted from a traditional corridor style dorm with community bathrooms to apartment style with kitchens and private facilities resulting in half the available beds in the dorm
- No new dorms are proposed on the main campus
- Law and Puryear Halls were demolished in 1996

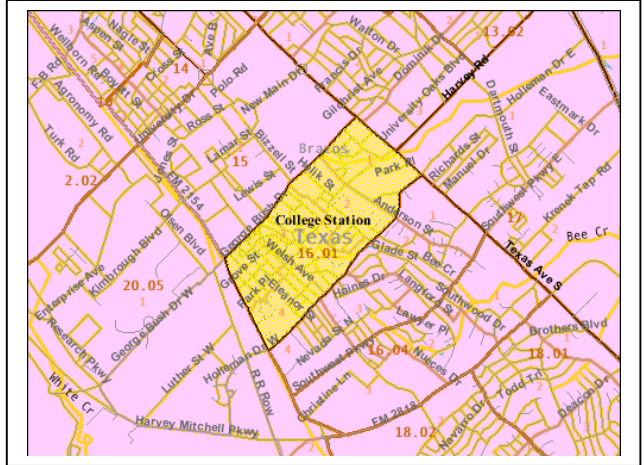
Subject	Tract 15	College Station
Population (2000)	9,742	67,890
Percent of Total	14.3%	100%
Gender		
Male	54.1%	51.1%
Female	45.9%	48.9%
Age		
Under 5 years	0.0%	4.5%
5 to 9 years	0.0%	3.9%
10 to 14 years	0.0%	3.7%
15 to 19 years	61.0%	17.9%
20 to 24 years	38.4%	35.6%
25 to 34 years	0.5%	13.0%
35 to 44 years	0.1%	8.3%
45 to 54 years	0.0%	6.0%
55 to 59 years	0.0%	2.1%
60 to 64 years	0.0%	1.4%
65 to 74 years	0.0%	1.9%
75 to 84 years	0.0%	1.2%
85 years and over	0.0%	0.4%
Median Age	19.7	21.9
Race		
One race	98.00%	98.10%
White	86.00%	80.50%
Black	2.70%	5.40%
American Indian	0.20%	0.30%
Asian	4.20%	7.30%
Islander	0.10%	0.10%
Some other race	4.70%	4.50%
Two or more races	2.00%	1.90%
Hispanic/Latino and Race		
Total Population	9,742	67,890
Hispanic or Latino (of any race)	10.0%	10.0%
Not Hispanic or Latino	90.0%	90.0%
White alone	81.4%	75.7%
Housing		
Total Housing units	8	26,054
Occupied housing units	100.00%	94.80%
Owner occupied	0.00%	30.60%
Renter occupied	100.00%	69.40%
Vacant housing units	0.00%	5.20%
Source: U.S. Census Bureau		

Tract 16.01 Profile

Census Tract 16.01 remains geographically unchanged. It is located immediately south of TAMU's main campus. Portions of this area nearest the campus are often referred to as Southgate or Southside. Some of the residential structures in the southside neighborhood were originally located on campus.

Highlights

- This tract is bordered by major roads including George Bush Drive, Texas Avenue, Holleman Drive and Wellborn Road. Anderson Street is also important, facilitating routes for alternative transportation modes to campus.



Demographic Characteristics

- Population has increased approximately 10 percent since 1990.
- Persons over 65 have declined

Development Profile

- Redmond Terrace shopping center, located at the southwest corner of Texas and George Bush is poised for redevelopment this year
- The intersection realignment of Holleman Drive at Texas Avenue is targeted in the future

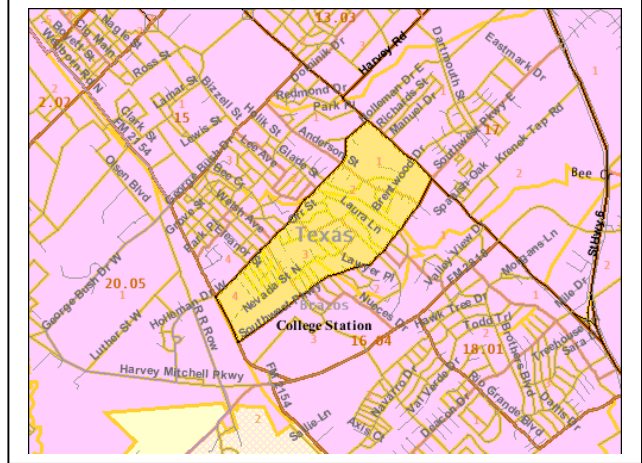
Study Area Considerations

This area, commonly referred to as Southside, is one of College Station's oldest neighborhoods. While this tract represents a broad area, the oldest part is directly across from the campus. Much of the housing stock is 50 to 60 years old, has not seen much positive infill development and is faced with competing pressures of neighborhood preservation versus the availability of quality, affordable housing.

Subject	Tract 16.01	College Station
Population (2000)	4,578	67,890
Percent of Total	6.7%	100%
Gender		
Male	52.9%	51.1%
Female	47.1%	48.9%
Age		
Under 5 years	6.0%	4.5%
5 to 9 years	5.4%	3.9%
10 to 14 years	5.4%	3.7%
15 to 19 years	10.3%	17.9%
20 to 24 years	32.0%	35.6%
25 to 34 years	13.5%	13.0%
35 to 44 years	9.0%	8.3%
45 to 54 years	6.5%	6.0%
55 to 59 years	2.7%	2.1%
60 to 64 years	2.2%	1.4%
65 to 74 years	3.4%	1.9%
75 to 84 years	2.6%	1.2%
85 years and over	0.9%	0.4%
Median Age	22.8	21.9
Race		
One race	97.75%	98.10%
White	67.20%	80.50%
Black	17.20%	5.40%
American Indian	0.30%	0.30%
Asian	4.20%	7.30%
Islander	0.10%	0.10%
Some other race	8.80%	4.50%
Two or more races	2.20%	1.90%
Hispanic/Latino and Race		
Total Population	4,578	67,890
Hispanic or Latino (of any race)	14.3%	10.0%
Not Hispanic or Latino	85.7%	90.0%
White alone	62.7%	75.7%
Housing		
Total Housing units	2,059	26,054
Occupied housing units	93.10%	94.80%
Owner occupied	28.40%	30.60%
Renter occupied	71.60%	69.40%
Vacant housing units	6.90%	5.20%
Source: U.S. Census Bureau		

This Census tract resulted from Tract 16.02 being split into 16.03 and 16.04.

- 6,063 Population (2000); the estimated 2001 population is 6,139, an increase of approximately 1.3 percent
- The area's main environmental feature is Bee Creek
- The major roads in the area also represent the boundaries of the tract: Southwest Parkway on the south, West on the north.



The most significant demographic factor for this tract is that 44 percent of the population is between the ages of 20 and 24. Asian population groups are the largest minority group. Over 11 percent of the population are of Hispanic origin.

Areas along Texas Avenue consist of commercial and other non-residential uses. Multi-family dwellings and single-family high density uses along Anderson Street buffer the interior single-family areas from the commercial uses. Portions of the study area closer to Wellborn allow for higher density residential uses. Although there are several large tracts available for development in this area, there has been low development pressure experienced here.

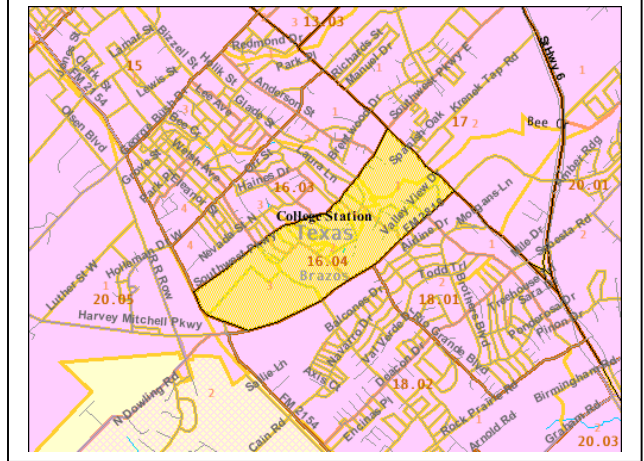
Subject	Tract 16.03	College Station
Population (2000)	6,063	67,890
Percent of Total	8.9%	100%
Gender		
Male	49.8%	51.1%
Female	50.2%	48.9%
Age		
Under 5 years	4.4%	4.5%
5 to 9 years	4.0%	3.9%
10 to 14 years	2.8%	3.7%
15 to 19 years	11.0%	17.9%
20 to 24 years	45.0%	35.6%
25 to 34 years	14.7%	13.0%
35 to 44 years	6.5%	8.3%
45 to 54 years	4.6%	6.0%
55 to 59 years	1.3%	2.1%
60 to 64 years	1.1%	1.4%
65 to 74 years	1.9%	1.9%
75 to 84 years	1.8%	1.2%
85 years and over	0.9%	0.4%
Median Age	22.3	21.9
Race		
One race	97.90%	98.10%
White	77.90%	80.50%
Black	10.30%	5.40%
American Indian	0.20%	0.30%
Asian	4.20%	7.30%
Islander	0.10%	0.10%
Some other race	5.30%	4.50%
Two or more races	2.10%	1.90%
Hispanic/Latino and Race		
Total Population	6,063	67,890
Hispanic or Latino (of any race)	12.0%	10.0%
Not Hispanic or Latino	88.0%	90.0%
White alone	71.8%	75.7%
Housing		
Total Housing units	2,879	26,054
Occupied housing units	93.20%	94.80%
Owner occupied	16.40%	30.60%
Renter occupied	83.60%	69.40%
Vacant housing units	6.80%	5.20%
Source: U.S. Census Bureau		

Tract 16.04 Profile

This Census tract resulted from the 1990 Census Tract 16.02 being split into 16.03 and 16.04.

Highlights

- 3,717 Population (2000); the estimated 2001 population is 3,746 an increase of approximately 0.78 percent
- The area's major environmental feature is Bee Creek Park
- The major roads in the area also represent its boundaries are Harvey Mitchell Parkway (FM 2818) on the south, Wellborn Road (FM 2154) on the west, Southwest Parkway on the north and Texas Avenue on the east.
- A&M Consolidated High School, associated athletic facilities and CSISD administrative functions are located at Welsh Avenue and Harvey Mitchell Parkway.



Demographic Characteristics

Approximately 57 percent of the population in this study area is between the ages of 20 to 34. Minority groups comprise approximately 18 percent of the population, with persons of "some other race" having the greatest proportion.

Development Profile & Study Area Considerations

The area is characterized by commercial strips along Harvey Mitchell Parkway and large apartment complexes along either Southwest Parkway. A strong commercial node exists at the intersection Southwest Parkway and Texas Avenue. Older single-family neighborhoods on the interior of this study area appear to be thriving with a homeowner vacancy rate of only 0.3 percent. Development at the western end may be hindered by poor access and floodplain issues.

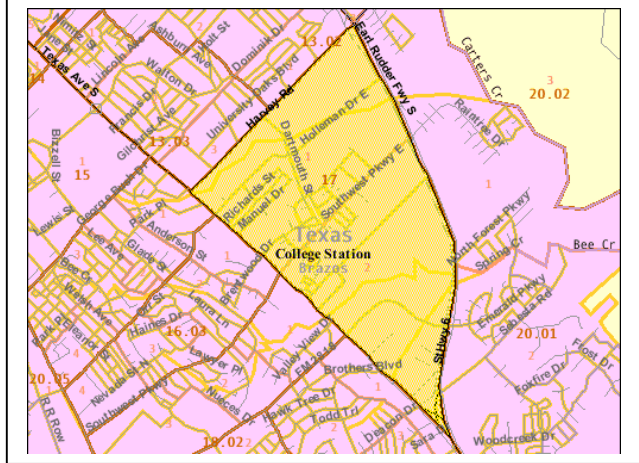
Subject	Tract 16.04	College Station
Population (2000)	3,717	67,890
Percent of Total	5.5%	100%
Gender		
Male	50.8%	51.1%
Female	49.2%	48.9%
Age		
Under 5 years	3.0%	4.5%
5 to 9 years	2.6%	3.9%
10 to 14 years	3.4%	3.7%
15 to 19 years	9.8%	17.9%
20 to 24 years	43.5%	35.6%
25 to 34 years	13.6%	13.0%
35 to 44 years	7.2%	8.3%
45 to 54 years	6.8%	6.0%
55 to 59 years	3.9%	2.1%
60 to 64 years	2.5%	1.4%
65 to 74 years	2.7%	1.9%
75 to 84 years	0.7%	1.2%
85 years and over	0.3%	0.4%
Median Age	23	21.9
Race		
One race	98.30%	98.10%
White	82.10%	80.50%
Black	4.40%	5.40%
American Indian	0.60%	0.30%
Asian	5.20%	7.30%
Islander	0.10%	0.10%
Some other race	5.80%	4.50%
Two or more races	1.70%	1.90%
Hispanic/Latino and Race		
Total Population	3,717	67,890
Hispanic or Latino (of any race)	11.4%	10.0%
Not Hispanic or Latino	88.6%	90.0%
White alone	76.8%	75.7%
Housing		
Total Housing units	1,910	26,054
Occupied housing units	96.50%	94.80%
Owner occupied	20.00%	30.60%
Renter occupied	80.00%	69.40%
Vacant housing units	3.50%	5.20%
Source: U.S. Census Bureau		

Tract 17 Profile

The boundaries of this tract are unchanged since the 1990 Census, enabling easy comparison.

Highlights

- 6,150 Population (2000); the estimated 2001 population is 6,421, an increase of approximately 4.4 percent
- The area's main environmental feature is the Wolf Pen Creek corridor and Bee Creek.
- Major roads include the Earl Rudder Freeway (SH 6), Harvey Road (SH 30), Texas Avenue (BR 6), Holleman Drive, Southwest Parkway and Harvey Mitchell Parkway (FM 2818)
- Major activity/employment centers include the Post Oak Mall and an emerging concentration of municipal facilities on Kreneck Tap Road
- The area is generally bounded by Harvey Road, Texas Avenue and the Earl Rudder Freeway.



Demographic Characteristics

The median age here is younger than College Station as a whole with great than 50 percent being between 20 to 24 years of age. Significant development has occurred in this area since 1990, when the population was 3,259. This is an 88.7 percent increase through 2000 and 97 percent increase through 2001.

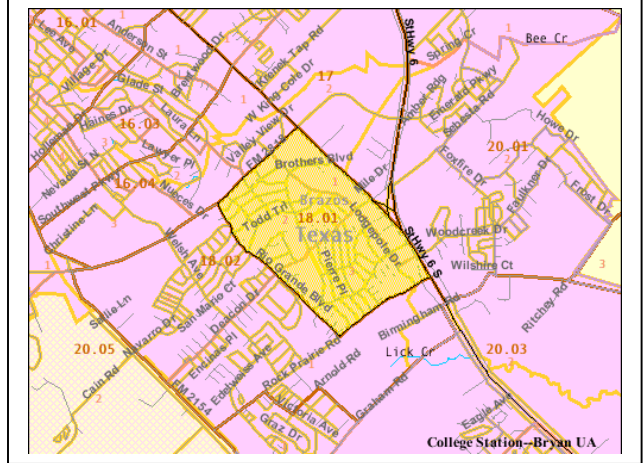
Development Profile & Study Area Considerations

Post Oak Mall anchors the northern corner of the study area and is flanked by the Wolf Pen Creek corridor along Holleman Drive. The Land Use Plan identifies only a comparatively small area for single-family medium density development. Generally, the land use plan, the Wolf Pen Creek Corridor Study and the City Centre plan under development seek to capture the energy of the young population and encourage adense cluster of population to support entertainment and mixed use offerings in the respective areas.

Subject	Tract 17	College Station
Population (2000)	6,150	67,890
Percent of Total	9.1%	100%
Gender		
Male	46.6%	51.1%
Female	53.4%	48.9%
Age		
Under 5 years	4.9%	4.5%
5 to 9 years	3.3%	3.9%
10 to 14 years	2.2%	3.7%
15 to 19 years	14.1%	17.9%
20 to 24 years	52.5%	35.6%
25 to 34 years	13.5%	13.0%
35 to 44 years	4.9%	8.3%
45 to 54 years	2.4%	6.0%
55 to 59 years	0.6%	2.1%
60 to 64 years	0.4%	1.4%
65 to 74 years	0.7%	1.9%
75 to 84 years	0.5%	1.2%
85 years and over	0.1%	0.4%
Median Age	21.6	21.9
Race		
One race	98.30%	98.10%
White	79.60%	80.50%
Black	8.40%	5.40%
American Indian	0.40%	0.30%
Asian	5.70%	7.30%
Islander	0.00%	0.10%
Some other race	4.10%	4.50%
Two or more races	1.70%	1.90%
Hispanic/Latino and Race		
Total Population	6,150	67,890
Hispanic or Latino (of any race)	10.3%	10.0%
Not Hispanic or Latino	89.7%	90.0%
White alone	74.2%	75.7%
Housing		
Total Housing units	2,878	26,054
Occupied housing units	95.90%	94.80%
Owner occupied	17.20%	30.60%
Renter occupied	82.80%	69.40%
Vacant housing units	4.10%	5.20%
Source: U.S. Census Bureau		

This area is generally referred to as Southwood Valley and represents College Station's first suburban push south of FM 2818.

- 5,313 Population (2000); the estimated 2001 population is 5,324
- The area's main environmental feature is a tributary of Bee Creek and its coinciding greenway.
- The major roads also form the boundaries and include Texas Avenue/SH 6 on the east, Rock Prairie Road on the south, Rio Grande Boulevard on the west and Harvey Mitchell Parkway on the north. As the community grows, the Deacon Street and Longmire Drive corridors are of increasing value to the thoroughfare network
- Major activity/employment centers include the Southwood Valley Elementary School and commercial areas that are oriented to the neighborhood's edges.



Over the last 12 years, the population in this area has remained fairly constant since land available for residential development is limited to not available. Some of the previously owner-occupied single-family dwellings have transitioned into rental housing generally for student occupancy. Black and Asian groups consist of equal shares of the minority population.

The transition of the older residential areas such as Southwood Valley is underway. The presence of a strong neighborhood elementary school continues to strengthen the quality of life and aid to resist further negative impacts. While a successful new commercial center has emerged at the southern end of the study area, the commercial node at the northern end anchored by Albertson's and Wal-Mart may be ripe for redevelopment.

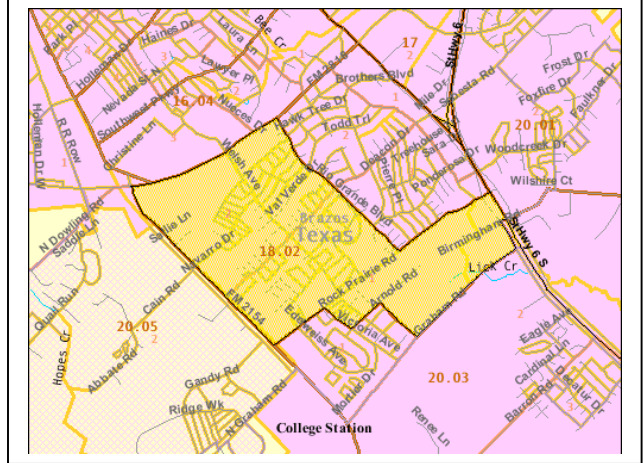
Subject	Tract 18.01	College Station
Population (2000)	5,313	67,890
Percent of Total	7.8%	100%
Gender		
Male	50.4%	51.1%
Female	49.6%	48.9%
Age		
Under 5 years	6.4%	4.5%
5 to 9 years	5.6%	3.9%
10 to 14 years	6.0%	3.7%
15 to 19 years	8.8%	17.9%
20 to 24 years	24.3%	35.6%
25 to 34 years	17.4%	13.0%
35 to 44 years	12.6%	8.3%
45 to 54 years	10.6%	6.0%
55 to 59 years	3.2%	2.1%
60 to 64 years	1.6%	1.4%
65 to 74 years	2.1%	1.9%
75 to 84 years	1.0%	1.2%
85 years and over	0.2%	0.4%
Median Age	24.6	21.9
Race		
One race	98.50%	98.10%
White	86.30%	80.50%
Black	4.40%	5.40%
American Indian	0.20%	0.30%
Asian	4.40%	7.30%
Islander	0.00%	0.10%
Some other race	3.20%	4.50%
Two or more races	1.50%	1.90%
Hispanic/Latino and Race		
Total Population	5,313	67,890
Hispanic or Latino (of any race)	9.4%	10.0%
Not Hispanic or Latino	90.6%	90.0%
White alone	80.7%	75.7%
Housing		
Total Housing units	2,225	26,054
Occupied housing units	96.00%	94.80%
Owner occupied	43.40%	30.60%
Renter occupied	56.60%	69.40%
Vacant housing units	4.00%	5.20%
Source: U.S. Census Bureau		

Tract 18.02 Profile

This study area has incurred tremendous growth since 1990. Since, Census Tract 18 has been split into two tracts.

Highlights

- 5,829 Population (2000); the estimated 2001 population is 6,149, an increase of approximately 5.5 percent
- The major roads also form many of the study area boundaries and include SH 6, Graham Road, Victoria Avenue, Wellborn Road (FM 2154), Rock Prairie Road, Harvey Mitchell Parkway (FM 2818) and Rio Grande Boulevard.
- Major activity/employment centers include the College Station Medical Center and the Southwood Athletic Park.



Demographic Characteristics

Consistent with the overall racial profile of College Station, Asian population groups make up the largest proportion of minorities in this study area.

Development Profile & Study Area Considerations

TxDOT is proposing to change the rural context of Wellborn Road (FM 2154) from that of a rural two-lane highway to a suburban four-lane concrete street with improved drainage. Although this project will not materialize for a few years, it is an indicator of the overall change occurring in this part of the community. The construction of SH 40 will provide direct access to this area from the SH 6/Greens Prairie Road area and potentially change travel patterns for many visiting the region.

This area is not typically associated as functioning as a gateway into College Station, but area transportation improvements support otherwise.

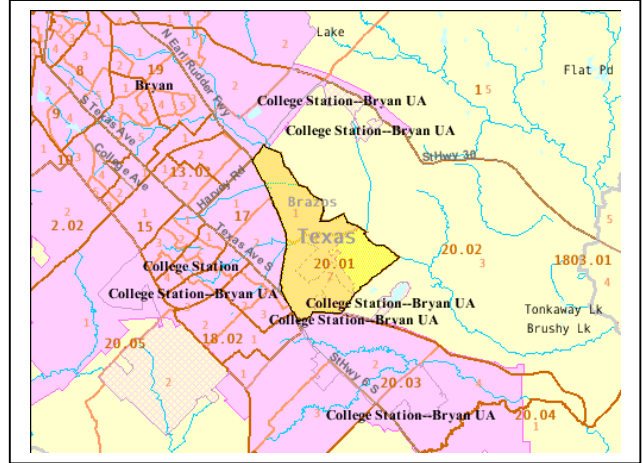
Subject	Tract 18.02	College Station
Population (2000)	5,829	67,890
Percent of Total	8.6%	100%
Gender		
Male	47.8%	51.1%
Female	52.2%	48.9%
Age		
Under 5 years	6.3%	4.5%
5 to 9 years	6.1%	3.9%
10 to 14 years	6.2%	3.7%
15 to 19 years	8.2%	17.9%
20 to 24 years	28.0%	35.6%
25 to 34 years	14.3%	13.0%
35 to 44 years	13.2%	8.3%
45 to 54 years	9.3%	6.0%
55 to 59 years	5.0%	2.1%
60 to 64 years	1.2%	1.4%
65 to 74 years	1.9%	1.9%
75 to 84 years	1.6%	1.2%
85 years and over	1.2%	0.4%
Median Age	23.4	21.9
Race		
One race	98.60%	98.10%
White	84.70%	80.50%
Black	3.70%	5.40%
American Indian	0.40%	0.30%
Asian	7.50%	7.30%
Islander	0.00%	0.10%
Some other race	2.20%	4.50%
Two or more races	1.40%	1.90%
Hispanic/Latino and Race		
Total Population	5,829	67,890
Hispanic or Latino (of any race)	7.2%	10.0%
Not Hispanic or Latino	92.8%	90.0%
White alone	80.5%	75.7%
Housing		
Total Housing units	2,229	26,054
Occupied housing units	95.60%	94.80%
Owner occupied	45.30%	30.60%
Renter occupied	54.70%	69.40%
Vacant housing units	4.40%	5.20%
Source: U.S. Census Bureau		

Tract 20.01 Profile

Located along the east side of Earl Rudder Freeway (SH 6), this tract includes most of Annexation Area #4 that was completed last year.

Highlights

- 3,885 Population (2000); the estimated 2001 population is 4,032, an increase of approximately 3.8 percent
- The area's main environmental feature is Carter Creek and associated proposed greenways
- Major roads include SH 6, Greens Prairie Road, Barron Road, Rock Prairie Road and SH 40 (Proposed)
- The area is generally bounded by Greens Prairie Road, Wellborn Road, Graham Road, Rock Prairie Road and Alum Creek



Demographic Characteristics

Persons in this study area tend to be homeowners and older. The median age is 81 percent higher than that of College Station. Over one-third of the population is between the ages of 35 and 54 and 17 percent of households have individuals that are at least 65. Asians are the largest minority group.

Development Profile & Study Area Considerations

There is very little connectivity from neighborhood to neighborhood in this area. This forces trips to the freeway and feeder road system, typically designed to support regional mobility patterns. Since 1990, many commercial uses have migrated toward properties located along Earl Rudder Freeway. This trend is not unique to College Station. The former Westinghouse/Northrup Grumman facility represents an opportunity for growth in this area.

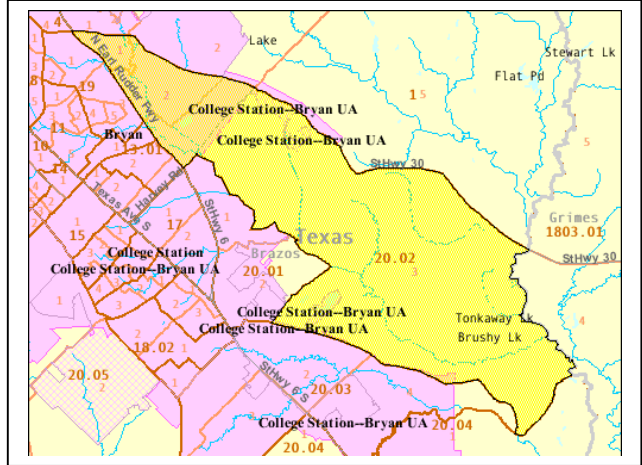
Subject	Tract 20.01	College Station
Population (2000)	3,385	67,890
Percent of Total	N/A	100%
Gender		
Male	49.5%	51.1%
Female	50.5%	48.9%
Age		
Under 5 years	5.2%	4.5%
5 to 9 years	8.0%	3.9%
10 to 14 years	10.5%	3.7%
15 to 19 years	9.0%	17.9%
20 to 24 years	4.4%	35.6%
25 to 34 years	6.4%	13.0%
35 to 44 years	18.7%	8.3%
45 to 54 years	19.4%	6.0%
55 to 59 years	6.3%	2.1%
60 to 64 years	5.0%	1.4%
65 to 74 years	5.7%	1.9%
75 to 84 years	2.4%	1.2%
85 years and over	0.4%	0.4%
Median Age	39.6	21.9
Race		
One race	98.60%	98.10%
White	90.90%	80.50%
Black	0.90%	5.40%
American Indian	0.30%	0.30%
Asian	5.20%	7.30%
Islander	0.00%	0.10%
Some other race	1.30%	4.50%
Two or more races	1.40%	1.90%
Hispanic/Latino and Race		
Total Population	3,885	67,890
Hispanic or Latino (of any race)	4.5%	10.0%
Not Hispanic or Latino	95.5%	90.0%
White alone	87.9%	75.7%
Housing		
Total Housing units	1,346	26,054
Occupied housing units	98.10%	94.80%
Owner occupied	92.70%	30.60%
Renter occupied	7.30%	69.40%
Vacant housing units	1.90%	5.20%
Source: U.S. Census Bureau		

Tract 20.02 Profile

Wrapping around the eastern edge of College Station, this tract includes portions of the cities of Bryan and College Station and Brazos County. The only portion College Station in this study area is the 30/60 corridor.

Highlights

- 3,928 Population (2000); the estimated 2001 population is 4,028, an increase of approximately 2.5 percent
- The area's main environmental feature is Carter Creek.
- Major roads include SH 30, FM 158, Harvey Road, and University Drive
- Major activity/employment centers include the Brazos Valley Physician's Centre future site of the
- The area is generally bounded by SH 30 on the east, Earl Rudder Freeway and College Station city limits on the west.



Demographic Characteristics

The portions of College Station in this Census Tract are generally not populated with the exception of the area along the south side of Harvey Road (SH 30). The public/private partnership to develop the hotel and conference center should attract some mixed use development to the area.

Development Profile & Study Area Considerations

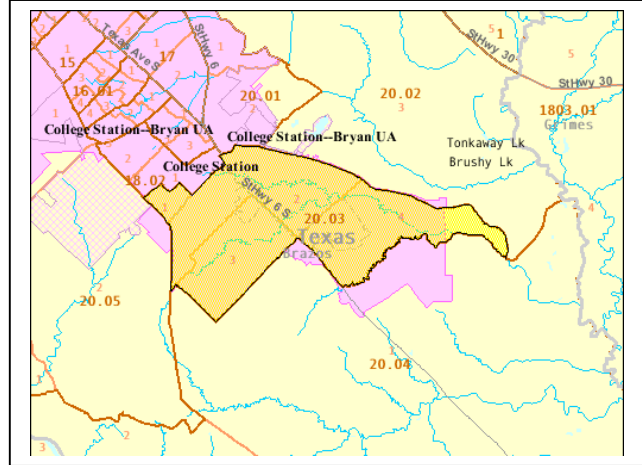
Carter Creek has historically been an obstacle to development in this area. As a result, the context is significantly more rural residential. The development of the hotel, conference center and the First American Bank campus represents the first development push by College Station to the east of Carter Creek. The other change expected to occur over time will be the extension of Greens Prairie Road to SH 30.

College Station annexed portions of this tract last year (Annexation Areas 5 and 6).

Subject	Tract 20.02	College Station
Population (2000)	3,928	67,890
Percent of Total	N/A	100%
Gender		
Male	51.0%	51.1%
Female	49.0%	48.9%
Age		
Under 5 years	7.9%	4.5%
5 to 9 years	9.5%	3.9%
10 to 14 years	10.0%	3.7%
15 to 19 years	7.5%	17.9%
20 to 24 years	7.1%	35.6%
25 to 34 years	14.8%	13.0%
35 to 44 years	19.0%	8.3%
45 to 54 years	12.4%	6.0%
55 to 59 years	3.6%	2.1%
60 to 64 years	2.2%	1.4%
65 to 74 years	4.5%	1.9%
75 to 84 years	2.1%	1.2%
85 years and over	0.3%	0.4%
Median Age	31.4	21.9
Race		
One race	98.70%	98.10%
White	88.90%	80.50%
Black	4.50%	5.40%
American Indian	0.40%	0.30%
Asian	1.20%	7.30%
Islander	0.00%	0.10%
Some other race	3.60%	4.50%
Two or more races	1.30%	1.90%
Hispanic/Latino and Race		
Total Population	3,928	67,890
Hispanic or Latino (of any race)	9.8%	10.0%
Not Hispanic or Latino	90.2%	90.0%
White alone	83.5%	75.7%
Housing		
Total Housing units	1,434	26,054
Occupied housing units	95.50%	94.80%
Owner occupied	79.50%	30.60%
Renter occupied	20.50%	69.40%
Vacant housing units	4.50%	5.20%
Source: U.S. Census Bureau		

Tract 20.03 Profile

This tract includes areas that are incurring the majority of residential subdivision activity and consequently, population growth. It is the southern gateway into the community along SH 6. Significant changes are also anticipated in the future. The development of the second city owned business park and the construction of SH 40 linking SH 6 to FM 2154 are but two examples.



Highlights

- 4,985 Population (2000); the estimated 2001 population is 5,585, an increase of approximately 12 percent
- The area's main environmental feature is Lick Creek Park
- Major roads include SH 6, Greens Prairie Road, Barron Road, Rock Prairie Road and SH 40 (Proposed)
- Major activity/employment centers include the College Station Business Parks
- The area is generally bounded by Greens Prairie Road, Wellborn Road, Graham Road, Rock Prairie Road and Alum Creek

Demographic Characteristics

Analysis of the data for this area reveals significant departures from various overall characteristics of the community. The population is significantly older and has a more typical characteristic of more women. A lower proportion of blacks characterizes the population but Asian proportions are on par with that of College Station as a whole. Being further away from the University, neighborhoods are more family oriented and tend to have fewer concentrations of student populations.

Development Profile

- College Station's first business park is rapidly developing. A second is under development
- Increased development pressure along SH 6 frontage roads
- Rural context frontage roads anticipated to be reconfigured to urban (one-way) format
- Numerous neighborhoods at various stages of development

Study Area Considerations

College Station continues to push southward along SH 6. Much of the development pressure pulling the population is a result of significant parcels becoming available for suburban development through the extension of water/sewer infrastructure.

- Implementation of Small Area Plan
- Development/implementation of update thoroughfare plan
- What impacts will the proposed SH 40 connecting SH 6 and Wellborn Road have on the general development pattern of the community?
- Tremendous public investment is anticipated through the construction of at least one elementary and high school.

Subject	Tract 20.03	College Station
Population (2000)	4,985	67,890
Percent of Total	N/A	100%
Gender		
Male	48.8%	51.1%
Female	51.2%	48.9%
Age		
Under 5 years	10.0%	4.5%
5 to 9 years	9.1%	3.9%
10 to 14 years	8.3%	3.7%
15 to 19 years	6.7%	17.9%
20 to 24 years	3.7%	35.6%
25 to 34 years	14.3%	13.0%
35 to 44 years	20.6%	8.3%
45 to 54 years	11.6%	6.0%
55 to 59 years	4.4%	2.1%
60 to 64 years	3.3%	1.4%
65 to 74 years	4.5%	1.9%
75 to 84 years	2.4%	1.2%
85 years and over	1.2%	0.4%
Median Age	33.9	21.9
Race		
One race	98.30%	98.10%
White	87.10%	80.50%
Black	2.70%	5.40%
American Indian	0.30%	0.30%
Asian	6.50%	7.30%
Islander	0.00%	0.10%
Some other race	1.80%	4.50%
Two or more races	1.70%	1.90%
Hispanic/Latino and Race		
Total Population	4,985	67,890
Hispanic or Latino (of any race)	5.6%	10.0%
Not Hispanic or Latino	94.4%	90.0%
White alone	83.6%	75.7%
Housing		
Total Housing units	1,793	26,054
Occupied housing units	95.50%	94.80%
Owner occupied	86.70%	30.60%
Renter occupied	13.3.%	69.40%
Vacant housing units	4.50%	5.20%
Source: U.S. Census Bureau		

Tract 20.04 Profile

This broad area stretches from the southernmost extent of College Station to the Burleson County and Grimes County lines. The community of Millican is also located in the center of the tract. Most of this tract is in the ETJ of College Station and unless and until it is annexed has little bearing on demographic considerations as they apply directly to the City.

Highlights

- Major roads include SH 6 and FM 2154
- The area's main environmental features are floodplains associated with the Brazos and Navasota rivers.
- Major activity/employment centers include the Texas World Speedway

Demographic Characteristics

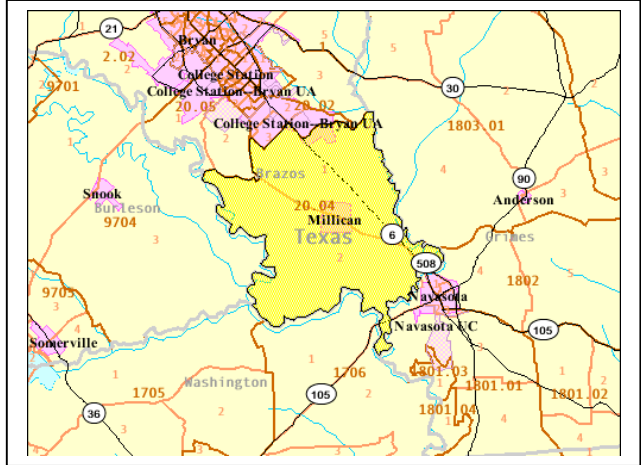
The demographic profile of this area is more typical than that of College Station. The age and gender distributions are balanced.

Development Profile

- SH 6 is proposed to be improved to a limited access freeway from Peach Creek Road south to the Grimes County line/Navasota city limits.

Study Area Considerations

Regional cooperation is paramount to the appropriate development pattern in this area. While College Station does have subdivision authority in its ETJ, other infrastructure considerations, policies and programs are the responsibility of others.



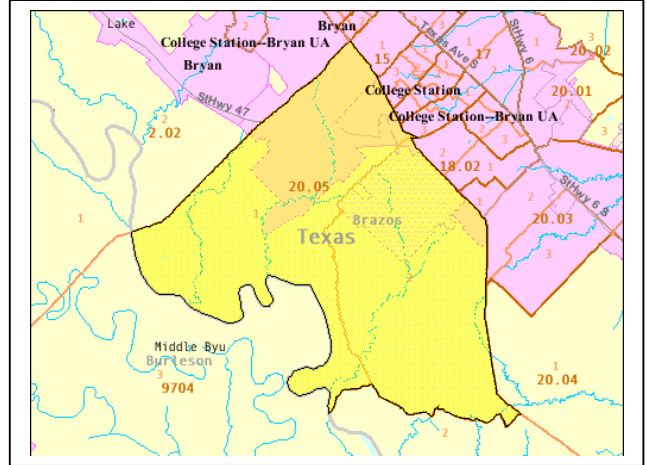
Subject	Tract 20.04	College Station
Population (2000)	3,051	67,890
Percent of Total	N/A	100%
Gender		
Male	50.4%	51.1%
Female	49.6%	48.9%
Age		
Under 5 years	5.9%	4.5%
5 to 9 years	8.3%	3.9%
10 to 14 years	9.5%	3.7%
15 to 19 years	8.4%	17.9%
20 to 24 years	4.7%	35.6%
25 to 34 years	9.8%	13.0%
35 to 44 years	18.5%	8.3%
45 to 54 years	16.9%	6.0%
55 to 59 years	5.4%	2.1%
60 to 64 years	3.2%	1.4%
65 to 74 years	6.3%	1.9%
75 to 84 years	2.6%	1.2%
85 years and over	0.6%	0.4%
Median Age	37.4	21.9
Race		
One race	98.50%	98.10%
White	87.30%	80.50%
Black	4.50%	5.40%
American Indian	0.40%	0.30%
Asian	0.40%	7.30%
Islander	0.10%	0.10%
Some other race	5.90%	4.50%
Two or more races	1.50%	1.90%
Hispanic/Latino and Race		
Total Population	3,051	67,890
Hispanic or Latino (of any race)	11.1%	10.0%
Not Hispanic or Latino	88.9%	90.0%
White alone	82.7%	75.7%
Housing		
Total Housing units	1,155	26,054
Occupied housing units	91.70%	94.80%
Owner occupied	84.00%	30.60%
Renter occupied	16.00%	69.40%
Vacant housing units	8.30%	5.20%
Source: U.S. Census Bureau		

Tract 20.05 Profile

This area generally stretches from Wellborn Road to the Brazos River south of FM 60. Most of the tract is outside of College Station's limits but are within the ETJ.

Highlights

- Major roads include FM 2154 (Wellborn Road), FM 2818 and FM 60
- Major activity/employment centers include Texas A&M's West Campus, Easterwood Airport and the George Bush Presidential Library.



Demographic Characteristics

This geographic transition area is actually highly influenced by the University. The median is low at 22 and 37 percent of the population is between the ages of 20 and 24.

Development Profile & Study Area Considerations

- FM 60 has been improved in the vicinity of the airport
- Significant rural development, subdivision activity underway in the Dowling Road area
- Several multi-family developments completed nearer the University and along the major corridors

Subject	Tract 20.05	College Station
Population (2000)	7,627	67,890
Percent of Total	N/A	100%
Gender		
Male	50.3%	51.1%
Female	49.7%	48.9%
Age		
Under 5 years	3.9%	4.5%
5 to 9 years	4.3%	3.9%
10 to 14 years	4.2%	3.7%
15 to 19 years	14.8%	17.9%
20 to 24 years	37.0%	35.6%
25 to 34 years	11.2%	13.0%
35 to 44 years	9.2%	8.3%
45 to 54 years	7.4%	6.0%
55 to 59 years	2.4%	2.1%
60 to 64 years	1.9%	1.4%
65 to 74 years	2.5%	1.9%
75 to 84 years	1.1%	1.2%
85 years and over	0.2%	0.4%
Median Age	22	21.9
Race		
One race	98.3%	98.1%
White	88.3%	80.5%
Black	3.5%	5.4%
American Indian	0.3%	0.3%
Asian	0.4%	7.3%
Islander	0.0%	0.1%
Some other race	4.5%	4.5%
Two or more races	1.7%	1.9%
Hispanic/Latino and Race		
Total Population	7,627	67,890
Hispanic or Latino (of any race)	9.3%	10.0%
Not Hispanic or Latino	90.7%	90.0%
White alone	83.9%	75.7%
Housing		
Total Housing units	3,580	26,054
Occupied housing units	91.0%	94.8%
Owner occupied	37.2%	30.6%
Renter occupied	62.8%	69.4%
Vacant housing units	9.0%	5.2%
Source: U.S. Census Bureau		